



## **FREMONT PLANNING BOARD**

**March 19, 2008**

**Meeting Minutes**

Approved April 2, 2008

Present: Chairman Roger Barham, Co-Chair and CC Rep. John (Jack) Karcz, Members Leon Holmes, Jr., Mark Pitkin, John (Jack) Downing, Building Official Thom Roy, RPC Circuit Rider David West and Land Use AA/Recording Secretary Meredith Bolduc.  
Selectman Gene Cordes joined the meeting at 7:30 pm.

Mr. Barham called the meeting to order at 7:00 pm.

### **MINUTES**

Mr. Karcz made the motion to approve the minutes of the February 27, 2008 meeting as written. Motion seconded by Mr. Pitkin with unanimous favorable vote except for Mr. Holmes who abstained as he was not present at that meeting.

Mr. Karcz made the motion to approve the minutes of the March 12, 2008 meeting as written. Motion seconded by Mr. Holmes with unanimous favorable vote except for Mr. Pitkin who abstained as he was not present at that meeting.

### **BLACK ROCKS VILLAGE**

Map 3 Lot 015-1

Mr. Barham reported that the Board has received a March 18, 2008 correspondence from the Conservation Commission stating that they have reviewed the approved Black Rocks Village site plan and, following a discussion relative to the placement of sidewalks and walking trails within the project, they agreed to advise the Board that the Conservation Commission would like to see any trails designed with porous material. The Planning Board notes and acknowledges the Conservation Commission's observations.

Mr. Barham stated that the walking trails created at the Black Rocks Village project would be in addition to sidewalks. He asked if the Board has obtained information relative how porous materials stand up to non-porous materials. Mr. West stated that there are very few projects that use pervious concrete. He stated that UNH has a large parking lot made of pervious hot top that was done as an experiment three or four years ago, but he has not seen the analysis data on it. There was a conversation relative to porous asphalt costs and wearing and Mr. West said that UNH offers workshops to show how it works and how to build and maintain a project of porous asphalt. The Board discussed the impact of large areas constructed of porous materials vs non-

porous materials as well as the impact of small areas constructed of the same types of materials. Mr. Barham stated that he could see requiring porous material for a large area such as a parking lot, but not for a narrow trail where there is much less to drain. There was a conversation relative to runoff from such a small area and the Members generally agreed that if the developer wanted to create trails in the Black Rocks Village project they would not be required to be paved or surfaced with porous material.

Mr. Holmes made the motion that as long as the developer presents a plan that shows the runoff and drainage is adequately controlled, the Board would not require the surfaced area to be of porous material.

Motion seconded by Mr. Downing with all voting yes except for Mr. Karcz who voted no.

## MASTER PLAN

### Natural Resources Chapter (NRI)

Mr. Barham noted that at the last meeting the Board agreed to request clarification from the Conservation Commission to some of the recommendations in section 5.0 of the NRI amendment document. He read the following Conservation Commission's intent clarification (in italics) of those recommendations:

#### Under Water Resources – Wetlands

- Strengthen local land use regulations to increase protection around wetlands, including vegetative buffers around wetlands.

Conservation Commission intent clarification; *by revising current zoning to reflect more recent wetland buffer practices.*

Following some discussion the Planning Board agreed to change this to *by adopting best management practices where/if appropriate.*

- Protect wetland "clusters".

Conservation Commission intent clarification; *by carefully reviewing future projects occurring in adjacent uplands and requiring conditions of subdivision or site plan approval for wetland protection to state on the plan and each deed "no further alteration of wetland areas permitted". A wetland cluster may be connected wetlands or several wetlands that are adjacent to each other.*

Mr. Cordes said that this could mean that an adjacent property that is owned by an abutter to the subject property could be impacted by the project. This prompted a conversation relative to wetland clusters and the restriction of future projects. The Planning Board agreed with the Conservation Commission's recommendation.

- Expand perennial stream buffers from a 100 foot naturally vegetated buffer to include all of the 100 year floodplain, steep slopes and freshwater wetlands near the stream.

Conservation Commission intent clarification; *for those areas that are yet undeveloped.*

Mr. Barham asked Mr. Karcz if the majority of the Conservation Members agreed with this recommendation and Mr. Karcz answered that they did. Mr. Cordes stated it is his understanding the flood plain may be revised sometime in the future. The flood plain and elevations were discussed and it was noted and agreed by the Members that it appears the majority of these areas are self-regulating because of the Town and State regulations already in place. Mr. Holmes stated

that he is not convinced that putting these conditions on the areas that are not developed would be beneficial. Mr. Pitkin said that he feels there are enough restrictions in place now.

Mr. Holmes made the motion to not include the recommendation to expand perennial stream buffers from a 100 foot naturally vegetated buffer to include all of the 100 year floodplain, steep slopes and freshwater wetlands near the stream for those areas that are yet undeveloped. Motion seconded by Mr. Pitkin with all voting yes except for Mr. Karcz who voted no.

#### Wildlife Habitat

- Minimize the effect on the ecosystem.  
Conservation Commission intent clarification; *by developing a conservation district overlay for the Fremont tax map.*

The Planning Board agreed.

#### Soil Conservation

- Rotate crops yearly to prevent nutrient depletion.

The Conservation Commission and the Planning Board agreed that this could be deleted.

Mr. Barham stated that at last week's meeting under Water Resources the Board changed "Insure enforcement of the NH Shoreland Protection and Rivers Protection Act" to "the NH Shoreland *Comprehensive* Protection ~~and Rivers Protection~~ Act". If the recommendation is for RSA 483-B, the word Comprehensive should be before the word Shoreland so the sentence would read "Insure enforcement of the NH Comprehensive Shoreland Protection Act." The Board agreed. There was a conversation relative to protection of rivers and lakes and Mr. Karcz made the motion that the Board's recommendation include "Insure enforcement of the RSA 483 (NH Rivers Management and Protection Program), RSA 483-A (NH Lakes Management and Protection Program) and RSA 483-B (NH Comprehensive Shoreland Protection Act). Motion seconded by Mr. Downing with unanimous favorable vote.

#### Community Facilities Chapter

Mr. West stated that he has received all of the information and will have a draft for the Board next week.

#### Housing Chapter

Mr. West stated that the confusion at CTAP as to whether the use of funds for the Housing Chapter of the Master Plan would be acceptable has been cleared up. He has submitted clarification to the previously submitted application to CTAP for the funding and has been assured by Ansel Sanborn that it will be approved so there is no need to amend the TBG contract to be a Housing Chapter and then apply to CTAP for the Land Use.

Mr. Barham asked if there will be a build out analysis done when the Housing Chapter of the Master Plan is amended. This prompted a conversation relative to how accurate build out analysis are and the Board agreed with Mr. Barham that it is better to have the analysis from a housing point of view because it is a tool to tell where you are now compared to where you would be if the area was completely built out.

Mr. West agreed to find out from Rob Prudhomme at RPC if Fremont is scheduled to receive a build out analysis.

Mr. West stated that due to the funding problem it is doubtful that the Housing Chapter will be done for the June 30, 2008 deadline. He emphasized that it will be done, just not as soon as was first projected.

Mr. West stated that he is not going to look into the Housing and Conservation Planning Program Grants offered by OEP at this time because we do not have a targeted need to be filled by this program.

#### Implementation and Action Plan Chapter

At the last meeting Mr. West felt that he should not apply to CTAP for \$1,500 to create an Implementation and Action Plan Chapter of the Master Plan until he found out what the problem was with application to CTAP for Master Planning chapters. He agreed that he will now apply for this funding.

#### Energy Committee

Mr. Barham stated that he met with the Energy Committee on March 18, 2008 relative to an energy chapter for inclusion in the Master Plan. He noted that what the Energy Committee has done so far is to make suggestions rather than goals. Mr. Barham provided The Energy Committee with material from the Environmental Protection Agency (EPA), as background information, regarding energy conservation measures for small businesses. The Energy Committee agreed to revisit the issue and Mr. Barham agreed to work with them to come up with some goals for the Master Plan for sometime in May.

Mr. Cordes stated that one thing that came up at the last Energy Committee meeting was a possible wind power ordinance. Mr. Roy said that he has had one Fremont homeowner approach him about the possibility of erecting a windmill on his property. Mr. West stated that there is a State model relative to energy conservation and wind turbine information.

#### MAPPING COPYRIGHT

Mr. Barham and Mr. Cordes had a brief conversation, with the Board present, relative to Fremont tax mapping and copywriting agreements with Don Dollard. Mr. Cordes stated that the Selectmen will schedule a meeting with Mr. Dollard and invite Mr. Barham and Mr. West to attend the meeting to discuss mapping services and the copywriting issues associated with these services.

#### SITE PLAN REVIEW REGULATIONS

The following issues were discussed.

1. 1.13-N (Parking) – Mr. West submitted the Town of Exeter's parking regulations for the Board to use as a model. The Board agreed to continue discussion on this at a subsequent meeting.

2. Definition Section: The Board began to review this section, but it appeared that there needed to be more information for several of the items so the Board agreed that Mr. West, Mr. Roy and Mrs. Bolduc would meet as a sub-committee for the Planning Board to draft a new definition section that would encompass all of the Planning Board Regulations (Excavation, Site Plan Review and Subdivision) and bring the resulting draft back to the Board for their review.
3. 1.13-G-1: This requires delineations of wetlands on topography maps and the Board agreed to leave it in the regulations as written.
4. Time limit for beginning and completion for structures/projects.
5. Appendix "B" – change to Colors Chart for Plans – Mrs. Bolduc will create the chart which will be the same as in the Excavation and Subdivision Regulations.
6. Add to the application: *Estimated number of cu yds of excavation material to be removed from your site as a result of your project.* The Board agreed.
7. Section 1.18 (Fees) There was a discussion relative to deleting the fee sections in each of the regulations and having them be part of the Selectmen' Fee Schedule. It was agreed that Mrs. Bolduc would submit the fee schedules of all of the Planning Board Regulations (Excavation, Site Plan Review and Subdivision) for the Board to review.

It was noted that the Board had previously agreed to address sections 1.16 (Waste Disposal, Water Supply and Drainage and 1.17 (Special Flood Protection Provision) at a later date.

Mr. Barham stated that the Site Plan Review Regulation amendments will be further discussed at the next meeting.

#### CORRESPONDENCE

1. Notice of the April 26, 2008 Office of Energy and Planning 15<sup>th</sup> Annual Spring Planning & Zoning Conference. Information packets were distributed. Members were requested to submit their registration forms to the Land Use Office no later than April 1, 2008.

Mr. Karcz made the motion to adjourn at 9:55 pm.

Motion seconded by Mr. Holmes with unanimous favorable vote.

Respectfully submitted,  
Meredith Bolduc, Secretary